

**901 Monroe Street  
Economic Impact Analysis**

**New Tax Base (13,000 square feet of retail and 212 units)**

	One-Time	Annual	Note
Property Tax:		\$ 459,000	(2)
Estimated Income Tax on Residents:		\$ 678,400	(3)
Estimated Sales Tax during Construction	\$ 1,080,000		(4)
Estimated Income Tax on New Jobs during Construction:	\$ 1,440,000		(5)
Estimated Sales Tax Ongoing		\$ 360,000	(6)
Estimated Income Tax on Permanent New Jobs		\$ 300,000	(7)
Estimated Franchise Tax		\$ 49,875	(8)
Estimated Sales Tax on Purchases at other DC Businesses		\$ 50,880	(9)
Estimated Metro Ridership		\$ 229,950	(10)
Estimated Permit and Inspection Fees	\$ 504,000		(11)
<b>Total New Income:</b>	<b>\$ 3,024,000</b>	<b>\$ 2,128,105</b>	

Less:

**Property As Is (1 Business and 4 Residents)**

Current Property Tax:	\$ (43,000)	(12)
Current Sales Tax:	\$ (150,000)	(13)
Current Income Tax on Residents:	\$ (25,600)	(14)
Current Income Tax on Existing Jobs	\$ (48,000)	(15)
Current Sales Tax on Purchases at Other DC Businesses by existing Residents	\$ (1,920)	(16)
<b>Total Lost Income:</b>	<b>\$ (268,520)</b>	
<b>Net Difference to City:</b>	<b>\$ 3,024,000</b>	<b>\$ 1,859,585</b>
<b>Present Value:</b>	<b>\$ 3,024,000</b>	<b>\$ 23,244,813</b>
<b>Total Present Value to City:</b>	<b>\$ 26,268,813</b>	

**Assumptions**

- Permanent New Jobs:** 75  
**Construction New Jobs:** 250  
**New Residential Units:** 212  
**New Retail Space:** 13,000 square feet
- (1) Percentage of Property Residents who would not live in City if this project is not completed 50%
  - (2) Based upon Property Tax Rate of \$.85/\$1,000 at a value of \$53 million.
  - (3) Based upon an average income of \$80,000 per unit for 212 units at a blended tax rate of 8%.
  - (4) Based upon \$18 million of products at sales tax rate of 6%.
  - (5) Based upon 250 jobs created during construction with total salary of \$18 Million at a blended tax rate of 8%
  - (6) Based upon annual retail sales of \$12 million at a blended sales tax rate of 8%. Assumes 50% would be spent outside City if project not completed.
  - (7) Based upon 75 new jobs at an average annual salary of \$50,000 at a blended tax rate of 8%
  - (8) Based upon annual net income of \$500,000 at a tax rate of 9.975%.
  - (9) Based upon 10% of salary spent on goods and services in the City of residents at a tax rate of 6%.
  - (10) Based upon 50% usage of Metro at rate of \$6 per day.
  - (11) Based upon current DC rates for permits and inspections.
  - (12) Based upon current property tax of \$43,000 for 5 properties.
  - (13) Based upon sales of \$1.5 million for existing business at a tax rate of 10%.
  - (14) Based upon 4 residents at average income of \$80,000 per year at a blended tax rate of 8%.
  - (15) Based upon \$600,000 of average salaries for existing business at a blended tax rate of 8%.
  - (16) Based upon 10% of salary spent on goods and services in the City of residents at a tax rate of 6%.